

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to review the audit report and answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, December 5, 2017, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

PRESENTATIONS:

7:05 Thank John Bilton for his Dedicated Service to the City

7:15 Review and Acceptance of Audit Report

7:25 Presentation of “Award of Financial Reporting Achievement” to Keith Johnson

PUBLIC HEARINGS:

7:30 Brownstone PUD Subdivision Schematic Plan and Preliminary PUD Master Plan

NEW BUSINESS:

7:55 Ordinance Establishing Dates, Time and Place for Holding Regular City Council Meetings

SUMMARY ACTION:

8:00 Minute Motion Approving Summary Action List

1. Approval of Minutes from November 7, 2017
2. Resolution Raising Tennis Court Reservation Fees and Implement Pickleball Court Rental Fees
3. Resolution Changing Soccer Registration Fees

GOVERNING BODY REPORTS:

8:05 City Manager Report

8:10 Mayor Talbot & City Council Reports

1. Roundabout Structure and Layout Discussion

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 30th day of November, 2017.

FARMINGTON CITY CORPORATION

By: 
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

CITY COUNCIL AGENDA

For Council Meeting:
December 5, 2017

S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that City Councilmember John Bilton give the invocation to the meeting and it is requested that City Councilmember Doug Anderson lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
December 5, 2017

S U B J E C T: Thank John Bilton for his Dedicated Service to the City

ACTION TO BE CONSIDERED:

None.

GENERAL INFORMATION:

Mayor Talbot will be making this presentation.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
December 5, 2017

SUBJECT: Review and Acceptance of Audit Report

ACTION TO BE CONSIDERED:

Approve the audit report for FY2017.

GENERAL INFORMATION:

Mike Ulrich, Auditor will be making this presentation. See enclosed staff report prepared by Keith Johnson, Assistant City Manager.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: November 27, 2017

Subject: **AUDIT REPORT.**

RECOMMENDATIONS

Hear the auditors presentation of the audit and approve the audit report for FY 2017.

BACKGROUND

Enclosed is the CAFR (comprehensive annual financial report) for FY 2017. The auditors have completed the audit of the City finances and will present their report to you in the work session and for your approval in the City Council meeting.

The audit report shows that the General Fund for the City ended with a fund balance of \$3,356,552, with the unassigned balance of \$3,044,384 and the rest either restricted or assigned. This is an increase to the fund balance of around \$828,000, which the original budget showed the fund balance decreasing by \$475,740. Revenues came in higher than budgeted by over \$941,000 from the original budget. Overall expenditures were around \$60,000 less than originally budgeted, and were almost \$275,000 less than the amended budget. This is good to have the increase in the fund balance instead of using some of the fund balance. The biggest change in revenue was licenses and permits as the amount received from building permits were a lot more than anticipated. It was over a \$300,000 increase over what was originally budgeted. Sales taxes increased by over \$530,000 from the previous fiscal year and revenues increased overall by over \$266,000 or over a 2.6% increase. Expenditures only increased overall by .3%, which is the smallest increase in a few years.

All other funds look good even though the water and storm drain funds did not cover operating expenses with operating revenues. This was because the City did some line replacements and other operating capital projects in these funds. It is necessary to stay up on these improvements to keep these systems at a good operating level. The recreation never covers expenses as the General Fund always transfers monies in for the overhead and personnel costs for the recreation programs.

Respectfully Submitted,

Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
December 5, 2017

S U B J E C T: Presentation of "Award of Financial Reporting Achievement" to
Keith Johnson

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Mike Ulrich, Auditor will be making this presentation. See enclosed information regarding the award.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

June 1, 2017

The Honorable H. James Talbot
Mayor
Farmington City Corporation
160 South Main Street
Farmington, UT 84025-2358

Dear Mayor Talbot:

We are pleased to notify you that your comprehensive annual financial report (CAFR) for the fiscal year ended 2016 qualifies for GFOA's Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. This award has been sent to the submitter as designated on the application.

We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and that appropriate publicity will be given to this notable achievement. A sample news release is enclosed to assist with this effort.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,

Todd Buikema
Acting Director, Technical Services Center



GOVERNMENT FINANCE OFFICERS ASSOCIATION
NEWS RELEASE

FOR IMMEDIATE RELEASE

06/01/2017

For more information contact:
Todd Buikema, Acting Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
E-mail: tbuikema@gfoa.org

(Chicago, Illinois)--The Certificate of Achievement for Excellence in Financial Reporting has been awarded to **Farmington City Corporation** by Government Finance Officers Association of the United States and Canada (GFOA) for its comprehensive annual financial report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

An Award of Financial Reporting Achievement has been awarded to the individual(s) or department designated by the government as primarily responsible for preparing the award-winning CAFR.

The CAFR has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the CAFR.

Government Finance Officers Association is a major professional association servicing the needs of nearly 19,000 appointed and elected local, state, and provincial-level government officials and other finance practitioners. It provides top quality publications, training programs, services, and products designed to enhance the skills and performance of those responsible for government finance policy and management. The association is headquartered in Chicago, Illinois, with offices in Washington, D.C.



Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 /fax: 312.977.4806

June 1, 2017

Dave Millheim
City Manager
Farmington City Corporation
PO Box 160
Farmington, UT84025-0160

Dear Mr. Millheim:

We are pleased to notify you that your 2016 fiscal year end comprehensive annual financial report (CAFR) qualifies for GFOA's Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment. Congratulations for having satisfied the high standards of the program. We hope that your example will encourage others in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

A "Summary of Grading" form and a confidential list of comments and suggestions for possible improvements are enclosed. It is strongly encouraged the recommended improvements be implemented into the next report and the report be submitted to the program within six months of your next fiscal year end. Certificate of Achievement Program policy requires that written responses to the comments and suggestions for improvement accompany the next fiscal year's submission. The written responses should provide details about how each item is addressed within this report. These responses will be provided to those Special Review Committee members participating in the review. If a comment is unclear or there appears to be a discrepancy, please contact the Technical Services Center at (312) 977-9700 and ask to speak with a Certificate of Achievement Program in-house reviewer.

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. An AFRA is enclosed for the preparer as designated on the application.

Continuing participants will find a Certificate and brass medallion enclosed with these results. First-time recipients will find a Certificate enclosed with these results and will receive a plaque in about 10 weeks. You may arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and we hope that appropriate publicity will be given to this notable achievement. A sample news release has been enclosed.

A current holder of a Certificate of Achievement may include a reproduction of the Certificate in its immediately subsequent CAFR. A camera-ready copy of your Certificate is enclosed for that purpose. If you reproduce your Certificate in your next report, please refer to the enclosed instructions. A Certificate of Achievement is valid for a period of one year.

A Certificate of Achievement Program application is posted on GFOA's website. This application must be completed and accompany your next submission. See sections III and IV of the application for instructions. **The entity's GFOA membership number appears on the attached comments and must be listed on the application.** Your continued interest in and support of the Certificate of Achievement Program is most appreciated. If we may be of any further assistance, please contact the Technical Services Center at (312) 977-9700.

Sincerely,

A handwritten signature in black ink, reading "Todd Buikema", is located below the word "Sincerely,".

Todd Buikema
Acting Director, Technical Services Center

CITY COUNCIL AGENDA

For Council Meeting:
December 5, 2017

PUBLIC HEARING: **Brownstone PUD Subdivision Schematic Plan and Preliminary PUD Master Plan**

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. See staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson, City Planner.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



F A R M I N G T O N C I T Y

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, City Planner

Date: December 5, 2017

SUBJECT: **BROWNSTONE PUD SUBDIVISION SCHEMATIC PLAN AND
PRELIMINARY (PUD) MASTER PLAN**
Applicant: **Alan Cottle**

ALTERNATIVE RECOMMENDATIONS

Hold a Public Hearing, and

Move that the City Council approve the schematic plan and preliminary PUD master plan for the Brownstone PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall enter into a development agreement memorializing the approved master plan prior to or concurrent with preliminary plat;
2. The applicant shall obtain approval from the Fire Marshall for the private road prior to submittal of preliminary plat;
3. All driveways must meet the 14% slope requirement as set forth in Section 11-32-060(A)(4), and compliance must be demonstrated for each driveway prior to or concurrent with preliminary plat consideration;
4. The applicant shall provide building footprints for each lot on the final PUD master plan, showing the location of the proposed home to the lot;
5. All outstanding DRC comments for schematic plan shall be addressed on preliminary plat;
6. The units will be stepped to fit the topography, as per the elevations submitted;
7. Curb, gutter, and sidewalk on the west side of 200 E. shall be installed to State Street.

Findings for Approval:

1. The proposed plans meet the requirements of the subdivision and zoning ordinances of a BR (PUD) zone.
2. The proposed development is an in-fill project and allows the property owner the highest and best use of his property.
3. The applicant is not proposing a PUD because he desires increased density, rather, the PUD is so that he can deviate from the standards of the underlying zone, particularly as it relates to setbacks. Therefore, the applicant does not need to provide 20% open space; this notwithstanding, the applicant is providing 35% open space as common area.
4. The HOA is intended to maintain the common areas of the project.
5. The proposed plans are consistent with the General Plan.

6. The attached landscape plan is of a high design quality and meets the standards set forth in Section 11-27-070.
7. The attached elevations are of a high design quality and meet the standards set forth in Section 11-27-070.
8. The subject property is allowed density up to 15 units/acre by city ordinance, and the applicant could feasibly propose two apartment complexes (an 8-plex and a 7-plex). However, the applicant is proposing fourteen for sale townhomes, which is preferable.
9. The proposed project is removed from the road and set amidst high intensity uses such as the Monte Vista School, the Davis School District Administration Buildings, and commercial uses like the Chevron Gas Station, the Rock Hotel Dental Offices, etc.

BACKGROUND

The applicant desires to develop 1 acre of property located in the southern portion of the triangle between State Street, 200 East, and SR106. The proposed Brownstone Subdivision has 14 townhomes consisting of two groups of 4 and one group of 6. The main spine road through the proposed development goes from 200 East to 185 East (SR106), and makes an “S” shape. In Section 11-15-040(B) of the Zoning Ordinance, which regulates the BR zone, it states the following: “*B. Lot size, dimensions, setbacks, maximum height of buildings and related provisions for multiple-family residential uses in the BR Zone shall comply with standards specified in chapter 13 of this title.*” For multi-family residential developments such as the proposed subdivision, the underlying BR zone defers to the Multi-family Residential Zone, covered in Chapter 13. Section 11-13-030 allows for a density of 15 units per acre in the R-8 zone, and this application is proposing 14 units on 1 acre of property, and therefore meets the minimum density standard of the BR zone. However, Section 11-13-030 requires that dwelling units with between 5-8 family dwellings must go through a conditional use. The proposed subdivision is proposing to do 14 lots, but in order to do the lots, the applicant is proposing a PUD, which allows for deviations of the standards of the underlying zones, as long as the requested densities do not exceed the threshold set by a yield plan. In this case, the yield is 15 units per acre, therefore, the applicant is allowed to do a PUD. The PUD is also requesting a deviation of the side setbacks to a zero setback, as each “lot” will accommodate an entire individual attached unit as part of the lot, with a shared property line in the middle of a shared wall, and the units will be for sale. The developer will set aside all remaining property not included in lots as common area to be maintained by an HOA.

As part of the preliminary PUD master plan, the applicant is required to provide a landscape plan and elevations of the homes, which are attached for your review. Section 11-27-120(H) of the Zoning Ordinance states the following:

H. Increase In Residential Density: Residential density may be increased up to a maximum of twenty percent (20%) above that allowed in the underlying single-family zone, at the discretion of the planning commission and subject to the concurrence of the city council. The density will be determined during the preliminary PUD master plan review stage.

Because this application for PUD is not seeking for an increase in density, the open space requirement does not have to be met. However, the applicant is proposing that the majority of the property not occupied by building lots be common area, maintained by an HOA and regulated by CC&Rs. Additionally, the proposed Straatman Lane is private and will also have to be maintained and managed by the HOA. The Fire Marshall has reviewed the plan and found that the turning radii are too tight and do not meet fire code standards; however, the Fire Marshall has worked with the applicant and arrived at a solution whereby the development would still be in compliance with the code.

Regardless of whether the applicant is seeking for an increase in density, he needs the PUD overlay to deviate from the standards of the BR zone, particularly to have a zero side setback line between the lots. As such, the applicant must meet the higher design standards for a PUD as set forth in Section 11-27-070, including the landscape plan, elevations, and general layout of the plan. At question, is whether the proposed plan meets the higher design quality threshold required of PUDs, including the elevations, landscape plan, provision for open space and increased public amenities, and the preservation of natural amenities.

11-27-010: PURPOSE:

The intent of this chapter is to promote flexibility in site design, to achieve, for example, the clustering of buildings, the mixture of housing types, and the combining of housing with supplementary uses such as commercial centers, business parks or other multiple use centers, etc. This chapter is also intended to promote better design of residential developments through the use of design professionals. It is further intended that a planned unit development will provide for more open space, more public amenities, and the preservation of natural features such as floodplains and steep slopes that would not be possible under traditional development techniques.

At the Planning Commission held on **November 2, 2017** the Commission held the public hearing and then closed it, and ultimately tabled the item. There were some questions regarding the layout of the project and whether the proposal would work with the topography of the site, particularly as it relates to the steepness of the road as it goes up to 200 East. There were also questions about the driveways and retaining walls in the proposed plan, and how those would work. When the Commission tabled the item, a site visit to the project area was scheduled, and three commissioners visited the site. Many of the concerns of the Commission were addressed during the site visit and based on these findings, the Planning Commission unanimously recommended approval of this item at their **November 21, 2017** meeting. Additionally, staff was directed to work with the applicant and UDOT towards getting some kind of access onto SR106 in place of the proposed crash-gate. Staff has begun that process.

Supplemental Information

1. Vicinity Map
2. Schematic Plan
3. Preliminary PUD Master Plan
4. Landscape Plan
5. Elevations

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 13 – Multiple Family Residential Zones
4. Title 11, Chapter 15 – Business Residential Zone
5. Title 11, Chapter 27 – Planned Unit Developments (PUD)

Respectfully Submitted



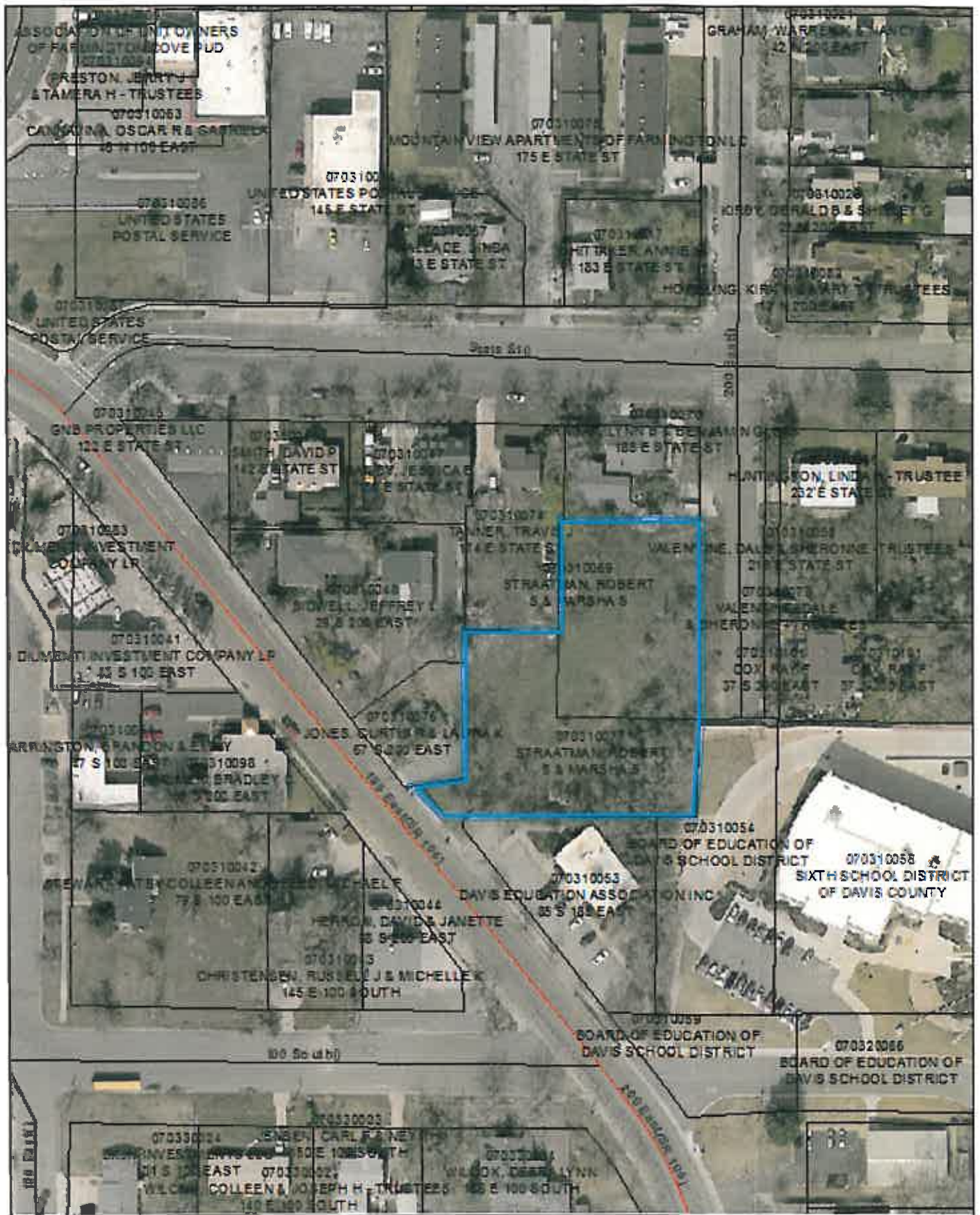
Eric Anderson
City Planner

Concur



Dave Millheim
City Manager

Farmington City



FARMINGTON BROWNSTONES
FARMINGTON, UTAH
SCHEMATIC PLAN

SCHEMATIC PLAN

1



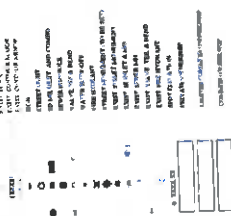
FOCUS
ENGINEERING AND SURVEYING, LTD.
11 WEST CENTRAL STREET
MIDVALE, UTAH 84047 PH (801) 333-4473
www.focusinc.com



GRAPHIC SCALE



LEGEND

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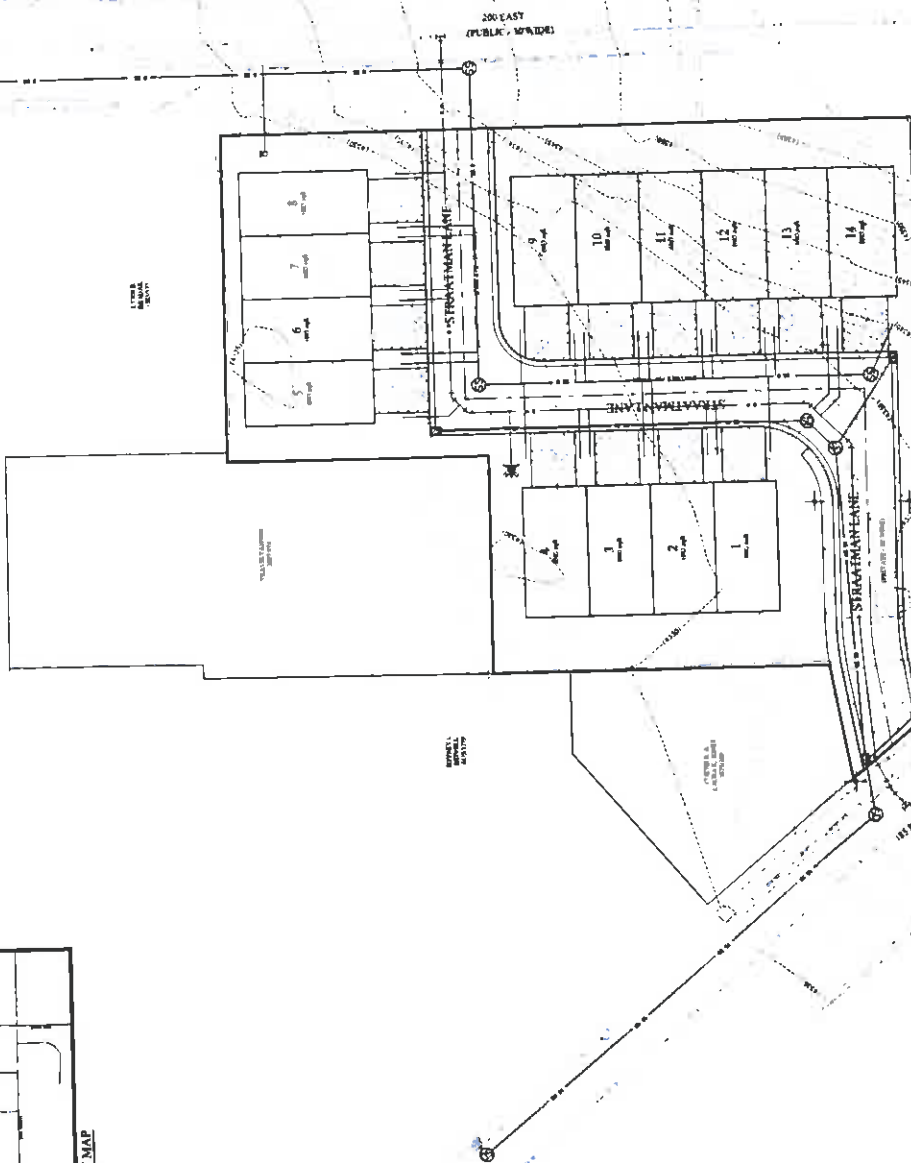
PRESSURIZED IRRIGATION
A STUDY WHICH WOULD BE CONDUCTED AT THE NORTHEAST CORNER OF THE PROPERTY, THE DESIGN WOULD ILLUSTRATE THE ADEQUACY FOR THE ENTIRE SITE AND WILL BE MAINTAINED BY THE HOA.

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STORM DRAIN
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TO AN EXISTING CATCH BASIN LOCATED IN THE TIES WITH
DEPT. 100 APPROXIMATELY 210 FEET (IF EXISTING STORM DRAIN BEING
LATERAL TO THE STORM DRAIN)

PERMA NOTE

SITE TABULATIONS	
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VICINITY MAP

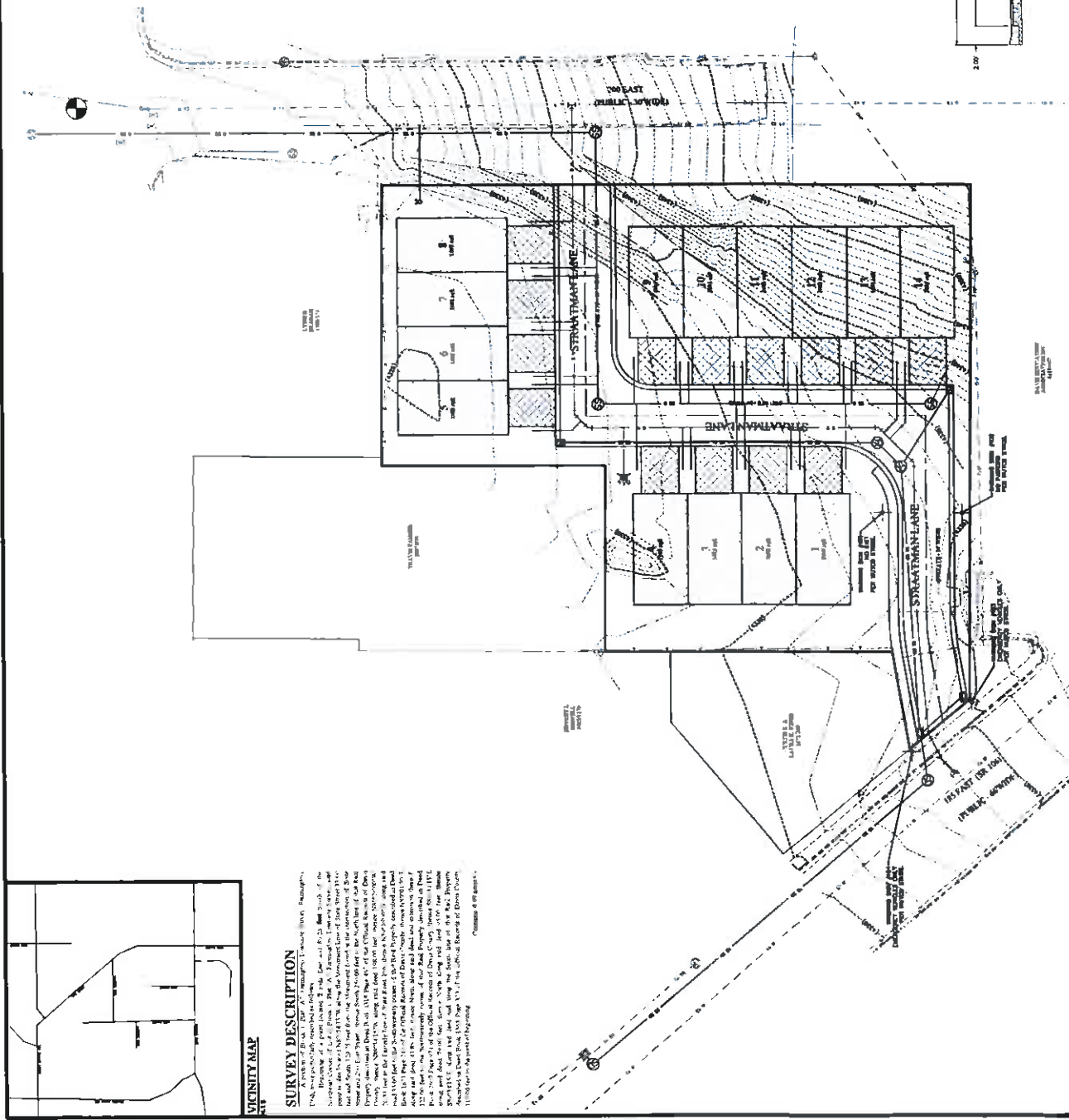
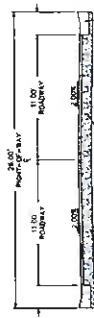
FARMINGTON BROWNSTONES
FARMINGTON, UTAH
SITE PLAN

	gross	gross	9
	deduct	amount	6
	deduct	deduct	3
	gross	amount	8
	amount	amount	8
	deduct	deduct	1
	TOTALS - NET	NETS	20

SITE PLAN

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1. AREA TYPE 6 CURBS &
OUTTER WITH 4" ROADBASE
(TYP)



LEGEND

[illegible]

PULMONARY WATER

PRESTIGE LUXURY

SANITARY SEWER

STORM DELAY

FEMA NOTE

SITE TAILORING

* TOTAL CUMULATIVE	16
* DENSITY	16.3 CUMULATIVE
* ROADWAY	16.3 CUMULATIVE

- **PLANTING COSTS**
- **UNITED CUMMIS AREA**
- **TELECOM AREA (OPEN SPACE)**

1

20

ADPRA TYPE 6 CLIPPER &
CUTTER WITH 8" HORIZONTAL

The diagram consists of four circular shapes arranged horizontally. The first is a simple circle with a central dot. The second is a circle with a small sector removed from its right side, with lines radiating from the center to the arc of the sector. The third is a circle with a more complex, multi-lobed shape removed from its right side, resembling a stylized flower or star. The fourth is a circle with a highly complex, multi-lobed shape removed from its right side, resembling a stylized flower or star with many points.

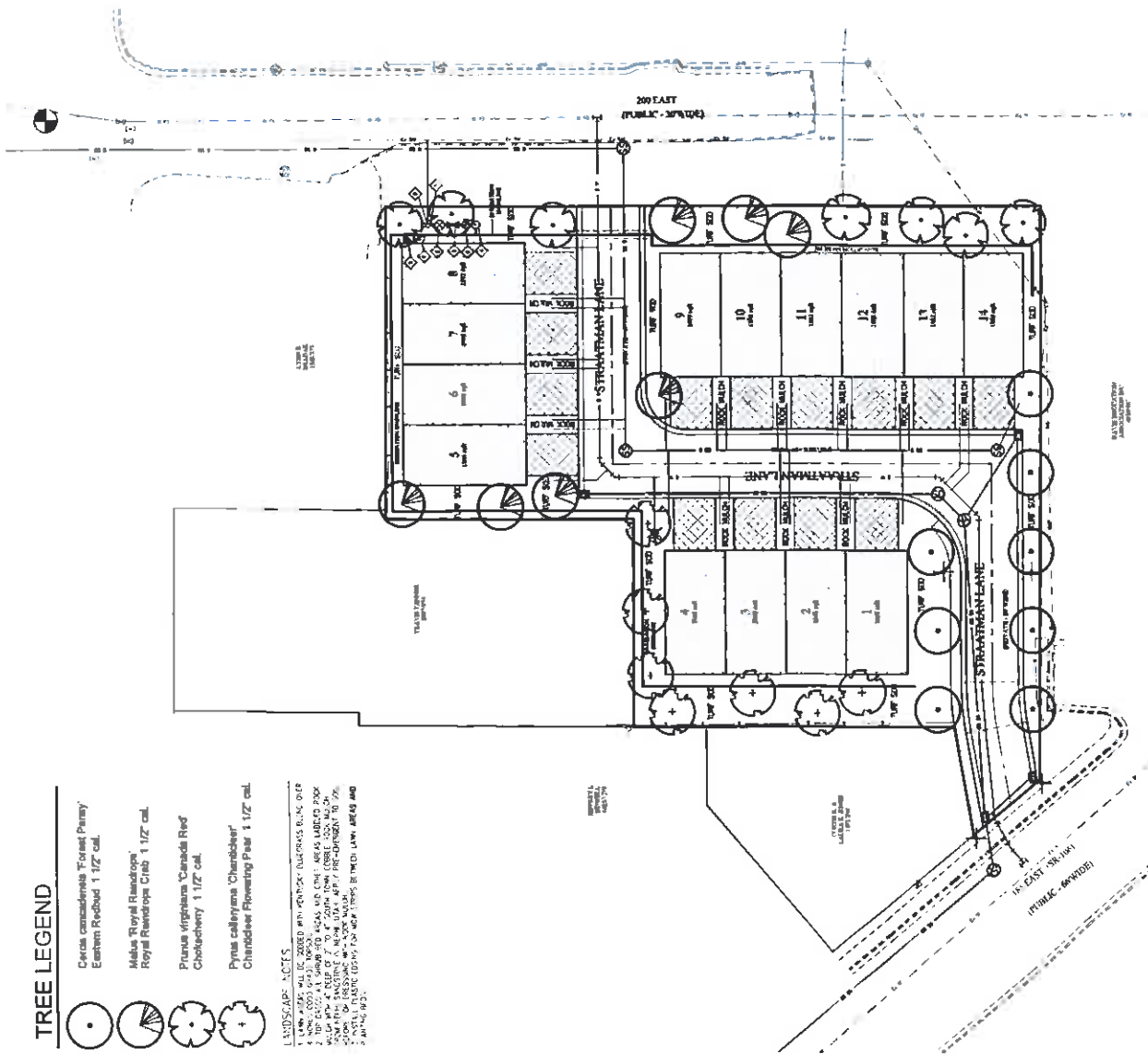
Cercis canadensis 'Forest Pansy'
Eastern Redbud 1 1/2' cal.

Makia 'Royal Raintrops'
Royal Raintrops Crab 1 1/2' cal.

Prunus virginiana 'Canada Red'
Chokeberry 1 1/2' cal.

Pinus callyana 'Cherishes'
Cherishes Flowering Pear 1 1/2' cal.

THE LAMINATE WILL BE RECEIVED WITHIN 10 WORKING DAYS AFTER THE DATE OF ORDER. THE LAMINATE WILL BE RECEIVED WITHIN 10 WORKING DAYS AFTER THE DATE OF ORDER. THE LAMINATE WILL BE RECEIVED WITHIN 10 WORKING DAYS AFTER THE DATE OF ORDER.

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QPM per Voxel	QPM Ratio/Voxel
47.100	Operating Pressure (PSI)
47.300	

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FARMINGTON BROWNSTONES
FARMINGTON, UTAH
SCHEMATIC LANDSCAPE PLAN

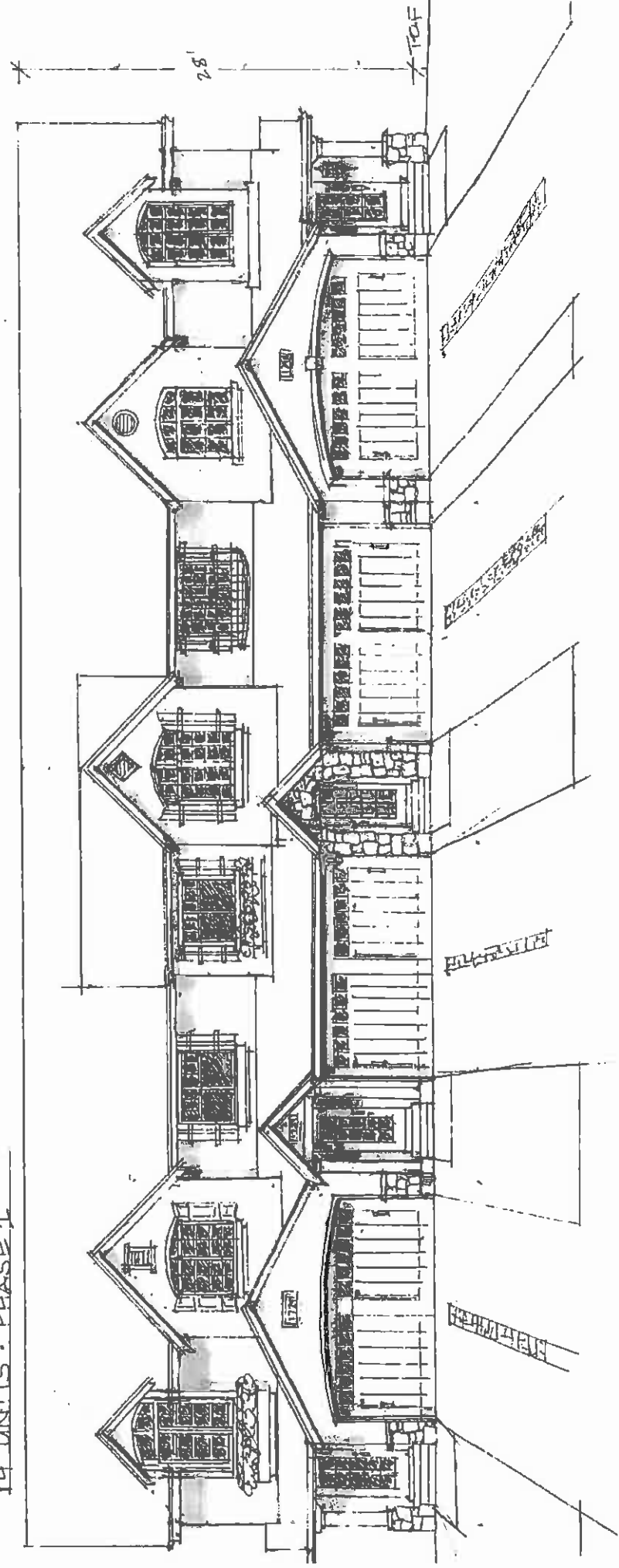
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**SCHEMATIC
LANDSCAPE
PLAN**

FARMINGTON, BROWN STONES
COTTAGE - 801 809 2327
14 UNITS - PHASE 1

200 EAST MAIN STREET
FARMINGTON, UTAH

ROUGH SKETCH - FRONT ELEVATION
STONE AND SIDING



CITY COUNCIL AGENDA

For Council Meeting:
December 5, 2017

**S U B J E C T: Ordinance Establishing Dates, Time and Place for Holding Regular
City Council Meetings**

ACTION TO BE CONSIDERED:

Approve the attached Ordinance establishing dates, time and place for 2018 City Council meetings.

GENERAL INFORMATION:

See enclosed staff report prepared by Holly Gadd, City Recorder.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Holly Gadd

Date: November 22, 2017

SUBJECT: **ORDINANCE ESTABLISHING DATES, TIME AND PLACE FOR
HOLDING REGULAR CITY COUNCIL MEETINGS**

RECOMMENDATION

Approve the attached Ordinance establishing dates, time and place for 2018 City Council meetings.


BACKGROUND

1. Pursuant to Utah Code Section 52-4-202, any public body which holds regular meetings that are scheduled in advance over the course of a year shall give notice at least once each year of its annual meeting schedule and shall specify the date, time, and place of such meetings. Special meetings can be added during the year when necessary. Regular meeting may also be cancelled if workload does not require a meeting.

Respectfully Submitted


Holly Gadd
City Recorder

Review & Concur


Dave Millheim
City Manager

ORDINANCE 2017-

**AN ORDINANCE ESTABLISHING DATES, TIME AND PLACE FOR HOLDING
REGULAR FARMINGTON CITY COUNCIL MEETINGS**

BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON, UTAH:

Section 1. Time and Place of Regular Council Meeting.

The Governing Body shall generally conduct two regular meetings per month which shall be held on the first and third Tuesday of each month or as noted otherwise herein.

Meetings shall be held in the **City Council Room of the Farmington City Hall, 160 South Main Street, Farmington, Utah**, unless otherwise noticed. Each meeting shall begin promptly at 7:00 p.m. The schedule of meetings for 2018 shall be as follows:

January	2	&	16		
February	6	&	20		
March	6	&	20		
April			17		
May	1	&	15		
June	5	&	19		
July			17		
August	7	&	21		
September	4	&	18		
October	2	&	16	&	30
November			13		
December	4	&	18		

Section 2. Effective Date. This ordinance shall take effect immediately upon posting after passage.

PASSED AND ORDERED POSTED BY _____ of _____ Council Members present at the regular meeting of the Farmington City Council held on this 5th day of December, 2017. Notice should be given as required by the Utah Open Meetings Act.

FARMINGTON CITY CORPORATION

ATTEST:

By: _____
H. James Talbot
Mayor

Holly Gadd, City Recorder

CITY COUNCIL AGENDA

For Council Meeting:
December 5, 2017

S U B J E C T: Minute Motion Approving Summary Action List

1. Approval of Minutes from November 7, 2017
2. Resolution Raising Tennis Court Reservation Fees and Implement Pickleball Court Rental Fees
3. Resolution Changing Soccer Registration Fees

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

FARMINGTON CITY COUNCIL MEETING

November 7, 2017

REGULAR SESSION

Present: Mayor Jim Talbot; Councilmembers John Bilton, Doug Anderson, Cory Ritz, Brigham Mellor, Brett Anderson; City Manager Dave Millheim, City Development Director David Petersen, City Planner Eric Anderson, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:03 p.m.

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

The invocation was offered by City Manager **Dave Millheim** and the Pledge of Allegiance was led by Councilmember **Cory Ritz**.

PUBLIC HEARINGS:

Mountain View PUD Subdivision Schematic Plan, Preliminary PUD Master Plan and Rezone

David Petersen presented information related to the PUD approval and related actions. The property is located at 650 West and bound by a row of existing homes to the west and Legacy Highway to the East. It is between 250 South and State Street. UDOT was the previous owner of the property but following the completion of the Legacy Highway declared the property surplus and sold to the applicants.

The item before the Council is a proposed rezone. The existing zone is Agriculture Estates though the property has not been farmed in 14-15 years; the requested rezone is Residential. The yield plan results in 40 lots averaging 8,000 square feet; the proposed PUD has an increase in density and reduced lot size and must provide open space in order to do that. The applicant has indicated the desire to mirror Kestrel Bay and the Fairways at Oakridge in terms similar housing sizes and smaller lots.

The Planning Commission reviewed the PUD schematic plan, the preliminary PUD Master Plan and the rezone at three different meetings. The staff report contains two alternative motions, one for approval and the other for denial. Regarding the motion for approval, findings eight and nine indicate that because of the proposed trail connection and proximity to the Regional Park the open space requirement could be adjusted. In the findings for denial, the staff report draws on Farmington City Code Title 11, Chapter 6 regarding rezones and Planning Commission and City Council review asking whether or not the rezone is reasonably necessary, in the public interest, consistent with the City General Plan and in harmony with the objectives and purpose of the Zoning Ordinance. The Planning Commission indicated that they favored the socioeconomic diversity that varying home sizes would bring and acknowledged the challenges in developing so near the Legacy Highway,

noting that ½ acre lots may not be the best fit for the area. Ultimately, the Planning Commission voted 4-2 to deny the rezone.

Randall Rigby, 245 South Cobble Creek Road in Farmington, spoke as the applicant and stated that he was working to develop the property with Joe Kennard, of Farmington, and Shane Smoot of Centerville. They have reached out to Brighton Homes to be potential builders on the project and have been working with Reeve Engineering. The developers seek to work with those that value Farmington, quality work and community. Initially, the property was to be developed as an extension of Miller Meadows, but when analyzing the property and its limitations, they determined another direction was needed and decided that a development similar to Kestrel Bay would be desirable.

Randy Rigby expressed the desire to bring quality people to Farmington. He noted that they have sought input from adjacent property owners and will continue to have dialogue with residents. The development will be nice homes on smaller lots that will work for those looking to have less yard maintenance.

Councilmember **Brett Anderson** asked about the biggest complaint that the developer is hearing from residents. **Randy Rigby** noted that the main objection seems to be about density. Farmington residents are accustomed to larger lots and a lot of open space; this property does not fit into that mold. Councilmember **Doug Anderson** asked why the issue was not revisited by the Planning Commission after the denial of the rezone. **Dave Millheim** said that the item has been before the Planning Commission a number of times and revisited, but rather than table the issue they voted to deny the rezone; the next step is for a review by the City Council. **David Petersen** shared that the first public hearing in front of the Planning Commission was comprised of a few comments about not supporting the rezone, but the majority of those speaking about the rezone were supportive of what was proposed. The Planning Commission then held a study session with the applicant and reviewed some questions related to layout. Those speaking at the second public hearing were opposed to the density. There was no agreement among the Planning Commission members regarding lot sizes.

Brett Anderson referenced a Fieldstone development that was able to adjust lot sizes on the periphery of the project to reduce the overall density. **David Petersen** noted that the applicant had adjusted lot sizes and reconfigured open space and then arrived at the 40 lot plan. **Randy Rigby** noted that the lots along Legacy Highway could have the side lots widened, but could not add depth, so they determined that it was better to maintain the proposed density and request a waiver of the open space requirement.

Mayor **Jim Talbot** introduced the rules of the Public Hearing and requested those present to limit their comments to three minutes, and be mindful not to repeat information previously presented but rather add new information with their comments.

Mayor Jim Talbot opened the public hearing at 7:44 p.m.

Donna Whitaker, 601 West State Street, noted that she is an adjoining property owner and is not opposed to housing. She noted that not all development is good and is concerned that the density of the proposed development would increase the traffic. The high school is not yet finished and the area has not fully realized the impact of the increased traffic from the new schools. She noted that traffic is very heavy at school drop-off and pick-up times. Those living on 650 West bought properties that would enable them to have animals and big gardens and because they value open space. She has seen dairies disappear because of complaints. She also stated that she was a representative of the Clark

Water company which maintains a 5 foot open ditch easement along the property. She is concerned that the open ditch would be a hazard to residents and would like the developers to address concerns before approval.

Ryan Toone, 468 East 200 South, stated that he was in favor of the development, noting that he moved to Farmington 10 years ago and has 4 kids. He enjoys the area and has friends that are interested in moving to Farmington in the proposed development. He stated that the proposal would be a great use for an awkward piece of land and the layout presented appears to be a good opportunity for all.

Jim Checketts, 576 West 350 South, moved to the area in 1999 and would probably support this development if he was not living in the area. He said that it “doesn’t smell right, or feel right” and is concerned with the representation that this is the best use or only use for the property. Why does it have to be developed at all? He suggested that this was the best use if the intended outcome was maximized profits and then 40 lots would be appropriate. The lot sizes presented during the Planning Commission meetings and the City Council meeting have varied between 5000 and 8000 square feet or 1/8th of an acre to 1/5th of an acre. How will a 2500 square foot home be built on that size lot? He expressed frustration that only the adjoining property owners were approached. He reiterated that there were better uses for the property and that only the developers were winning in this proposal.

Natalie Hogan, 417 South 650 West, moved to Farmington because she valued the rural feel. If this proposal is approved, the fields behind her home could turn in to another high density development and she is concerned that her home will become the open space for the area. She stated that the density does not seem to match surrounding areas, and that while planning for growth the City should preserve open space and enhance existing property. She noted that the General Plan had not been updated since 1993 and suggested that the rules be followed until it undergoes an update.

Ken Williams, 513 South 1025 West, noted that Farmington does not have the infrastructure to take care of this and that this is not a developable property. He expressed concern that if this was approved that all property left within the City would be developed with similar density because it is how developers make money. He noted that the High School is not yet open and that traffic to it and the gym will increase. There is a need for parking and through traffic. He noted that a friend in a development near Oakridge with a similar lot size has been unsuccessfully trying to sell his property for 2 years. He noted that people do not like living there because there is nowhere to park boats, RVs and there are no side yards.

Lisa Webster, 732 West 500 South, said she is opposed to rezoning the property. She expressed concern for the increased traffic related to the proposed density. She noted that the “floodgates” have already been open from the area and the impact of the High School has not yet been felt. Residents in the area have had nothing but construction with Station Park, Farmington High School, Canyon Creek Elementary school and the related road projects. She cautioned the Council to “think long and hard” about changing zoning and not abiding by Master Plan. She stated that people are dissatisfied and disappointed in the development of West Farmington, and not being heard or represented. She shared that this feeling will be reflected in the outcome of future elections because “people have had it.” She recommended denying the rezone as the Planning Commission has done.

Terry Remington, 492 West 700 South, stated concerns related to the Miller Meadows development and impact on the area of 650 West and adding to the traffic. The request was made to put off this

development until after the impacts of the High School traffic are studied. Terry Remington noted that the proposed homes have shallow driveways which will lead to an increase of on-street parking and said that the proposal should be reconfigured and designed before approval.

Annette Crowley, 1743 West Spring Meadow Lane, stated that she does not live in the adjacent neighborhood, but as a member of the community has a reasonable expectation that City leaders are following the guidelines in place. She chose to live in Farmington because of the open space. She stated that she does not feel that the process and policies are being followed. She noted that the remark about “quality people” was offensive and that income level does not determine quality. She noted that the Master Plan has not been updated since 1993 and questioned whether or not the process is being followed for exceptions and variances and whether that is being tracked by the city. She asked how many times a variance for open space has been given, and how many times a planner has disagreed with the Planning Commission and the Council votes against the recommendations of the Planning Commission. As a resident, she expects that outlined processes will be followed.

Bryce Crowley, 1743 West Spring Meadow Lane, is a resident and business owner in Farmington and has lived in the City since April 2014. He asked that the Council vote “no” for the reasons that the Planning Commission denied the rezone. He noted that the staff recommendations are inconsistent in points, and questioned the exceptions to city ordinances. He asked what is was going to take for the City to follow the ordinances and the Master Plan and suggested that it may come to a lawsuit. He reviewed information from the staff report noting that the lot setbacks do not meet the ordinances for the side yards and the front of the property. He feels that it is “double-dipping” to request a waiver for the open space requirement and receive the density bonus. He shared that for Meadow View Phase 2 waivers for open space were received against his and neighbor’s wishes. He questioned whether trading property for the open space waiver meets the intent of the open space requirements.

Todd Gibbs, 595 West 350 South, thanked previous commenters and noted that he had been pulled out of his comfort zone but that attending the Planning Commission meetings and the City Council meeting had been an educational process. He stated that the Planning Commission has vetted the project and made a recommendation. He said that things have been misrepresented by the planners. He argued that there should be a buffer between the neighborhood and Station Park which is being eroded. This property does not need to be rezoned and he hoped that development in the area could settle before the addition of 40 homes. He asked that the City Council follow the recommendations of the Planning Commission.

Wendy Rasmussen, 1233 West 175 South, shared that she has a concern regarding the density of the project and does not feel like the City is listening to residents on the matter. The project is not consistent with the surrounding area and making the lot sizes bigger will not work. She feels that State Street is a natural boundary to development and things should “stop creeping” into agricultural zones. She was concerned that the Master Plan has not been updated since 1993. She is opposed to the rezone and said that the Planning Commission has vetted the issue and their recommendation should be followed.

Chrissy Guest, 250 South 553 West, expressed opposition to the density of the project. She has been involved in the Planning Commission process. She noted that it was inaccurate to compare the

project to Kestrel Bay which abuts the frontage road, as this project is being “shoved in” behind acre lots. The lot sizes should be increased if this is to be approved.

Paulette Hewitt, 541 West 250 South, noted that she previously worked as a land appraiser in the County Assessor’s Office. She spoke of her concerns regarding open space. She shared her experience with developers in Syracuse and the creation of protection strips which would land lock property for the developers to later turn into a subdivision. She expressed concern that the open space designed in the project could later be bifurcated and sold as lots. She said that the roads within the project seem to “lead to nowhere”. She noted that parking in the adjacent neighborhoods is likely to become crowded with increased use of the Gym and Regional Park. Traffic will be in issue with the High School, not just at pick-up and drop-off times, but also as students go to and from Station Park during a lunch break. She is in favor of developing the property but it should be done properly.

Eric Oldroyd, 558 west 350 South, expressed thanks for the opportunity to speak and noted that he agrees with those expressing opposition to the project. He reminded the Council that they represent the people that vote for them and that they serve at the pleasure of the people. He has felt an apathy toward the people of West Farmington and an apathy toward people that own animals. He was frustrated by the lack of notice regarding the apartments that were constructed at the top of 650 West. He received a flier about an approval of high density housing and wanted to attend the Council meeting to observe the outcome of the vote. He sees no good reason that the rezone should move forward. This vote sets a precedent for development in the area and if approved would likely be replicated all over the city.

Tiffany Ames, 269 West State Street, shared that she is not directly impacted by the development by knows the frustration about not being able to get out of her driveway due to school related traffic. She is concerned about where additional traffic will impact the area and the already dangerous traffic in the school zone of Farmington Elementary and Farmington Junior High. She also shared that a development near 350 West has struggled to sell large homes on small lots. She bought her home along a busy road, but with the reassurance that a Master Plan was in place to guide future development.

Paul Jaussi, 415 West Rigby Court, lives in Miller Meadows and has worked in the banking industry since 2008. He shared that financing for a project like this would be difficult to obtain with the large homes on small lots. He wondered if the same development were being created on Compton Bench if the City would look as favorably on the proposal.

A member of the audience asked if the City Council was following on Facebook to review comments being made on the issue by those not in attendance at the meeting. **Doug Anderson** stated that he had been reviewing comments. **Jim Talbot** noted that the Council is receptive to the comments of the community and reviews e-mails and tries to respond accordingly.

Mayor Jim Talbot closed the public hearing at 8:41 p.m. He then asked the Council to comment on the item prior to a vote.

Councilmember **Cory Ritz** spoke with the applicant in the early stages of development and was informed that they would be patio homes aimed at those older than 55. The concept has since changed and the density has increased. He expressed concern about traffic and its unknown impacts on infrastructure. He was reluctant to approve anything new until the impact of other development in

the area can be determined. The high school will add a lot of traffic to the area. **Cory Ritz** noted that he does not see a need to update the Master Plan for infill projects and that changes to the Master Plan should not be development driven. The argument for trail access, and increased density in lieu of open space is not supported by this project. **Cory Ritz** suggested that the project could be developed with 24 lots plus that with an open space bonus could be 30 lots which would have fewer impacts, and could be approved using the PUD process within existing zoning.

Doug Anderson noted the willingness of the Council to have public hearings and listen to feedback and that it tries to be responsive to the various concerns of residents. He stated that he was opposed the Master Plan change in this instance but is not opposed to development in the area. He values the recommendation of the Planning Commission which has previously vetted the development.

Councilmember **John Bilton** presented a contrarian view, arguing that Davis County and the Wasatch Front has seen, and will continue to see, enormous population growth. Farmington has been the lone voice of dissent regarding the West Davis Corridor and has fought for the values of preservation of conservation easements and smart growth. He has been a resident of the City for 25 years and notes that the issues facing the community will bring dramatic change. If the City determines that it only wants development in ½ acre lots, residents will feel increased property taxes. He noted that healthy communities need some gradation in housing types. The City will not be able to see the work-play-live design realized unless it grapples with some of these issues. His recommendation was to table the issue and request more information from the applicant.

Brett Anderson questioned whether or not the City Council could approve the PUD and noted that within the Farmington City Code (11-27-120) density may be increased at the discretion of the planning commission and the concurrence of the city council. Where the Planning Commission denied the rezone and did not address the PUD approval, he felt that the City Council could not approve the PUD approval without further information and legal review. Related to the apartments near 650 West he explained that once an area gets zoned, the City cannot stop development that is a permitted use. The City is careful about the unintended consequences of rezones and similar action. He also noted that the General Plan indicates updates were made in 2005, 2007 and 2008 and stated that the purpose is to set goals for the City. The PUD process is in place to promote flexibility of site design but should be the exception. Waivers should be limited, appropriate and necessary. The proposed PUD will not work without granting several waivers. He shared that he believes in property rights and the right to develop, but does not feel the plan should be approved in its current form.

Councilmember **Brigham Mellor** noted that the approval is a legislative decision and is subjective. One could make arguments in favor of approval. He also noted that the pressure for development will continue and he supports the idea of preserving the “Farm in Farmington” as long as farmers want to preserve that, but he will not infringe on private property rights. He shared an email regarding the development from Kelly Maxfield who noted that the property is unable to be farmed because of water restrictions on Legacy. The majority of Farmington residents did not live in Farmington in 2000. He noted that the proposed smaller lot sizes are 25% smaller than Miller Meadows and would be a good fit for those who want reduced lawn maintenance. He does not have any particular problems with approving the development, and would like to see if some of the concerns can be resolved before approval.

Jim Talbot noted that the he and City Council listen to the concerns of residents and that as they determine what is in Farmington's best interest, their decisions may not be supported by all residents. He asked **Randy Rigby** if he would like to address any concerns before a vote was held.

Randy Rigby underscored his desire for respectful dialogue and his hope for building up the community. He noted that in business he is used to dealing with people face-to-face to come up with solution. He complimented City staff who has been helpful as the developer has sought clarification and worked through the Planning Commission vetting process. He expressed frustration with not having feedback before now, and wants to move forward with a plan for public feedback to arrive at something that will be fair and will work for all involved.

The Council and staff discussed the options to have the applicant withdraw the item, to deny the rezone, or to table to discussion. It was noted that denying the rezone would limit the developer's ability to apply for the same Residential designation for the period of one year. **Dave Millheim** sought for some consensus among the councilmembers noting that there was a legal question as posed by **Brett Anderson** that needed some consideration, that some members had stated an opposition to the rezone, and noted further that the open space waiver requires a 4/5 vote. He suggested that the Council vote on the issue, or vote to table the action for later discussion. **Dave Millheim** shared that a lot of feedback from the Community and the Council was received and that it was up to the applicant to address the concerns. The applicant could request a work session or a joint meeting with the Planning Commission to work on some specific issues. **Jim Talbot** suggested to the applicant that an open house could be held to further solicit feedback from residents.

Brigham Mellor asked regarding the utility of tabling the issue of the Council was not in favor of the proposed PUD. **Brett Anderson** said that he was not adverse to the PUD if it otherwise fits the requirements, but that he would not be able to approve it without resolving some of the issues identified. **Cory Ritz** and **Doug Anderson** expressed agreement with **Brett Anderson's** statement.

Motion:

Brigham Mellor moved to table the discussion for a future Council meeting. **John Bilton** seconded the motion. Councilmembers **Brett Anderson**, **John Bilton**, **Cory Ritz** and **Brigham Mellor** voted in favor; **Doug Anderson** was opposed as he felt that the issue had been discussed sufficiently. The motion carried and the matter was tabled.

The City Council and others present took a rest break at 10:00 p.m. and reconvened at 10:13 p.m. Councilmember **John Bilton** was excused that time.

OLD BUSINESS:

West Davis Corridor Scenic By-way Designation Resolution of Support

David Petersen reviewed the information in the staff report, summarizing that the Legacy Highway achieved the designation of scenic highway before the construction was completed. **Brigham Mellor** provided an update and stated that the Scenic Byway Committee met on November 6 and viewed the proposal favorably. **Brigham Mellor** and **Jim Talbot** intend to make a request of the Davis County Council of Governments for financial support in obtaining the designation.

Motion

Doug Anderson moved to approve the enclosed resolution supporting the extension of the Great Salt Lake Legacy Parkway Scenic Byway and renaming it The Great Salt Lake Scenic Byway. **Brett Anderson** seconded the motion. The motion was approved unanimously.

SUMMARY ACTION:

1. Approval of Minutes from October 17, 2017
2. Comcast Television Franchise Agreement

Jim Talbot asked about the term of 10-years on the franchise agreement; **Dave Millheim** said that it was standard practice.

Motion:

Brett Anderson moved, with a second from **Doug Anderson**, to approve summary action item 1 and 2 as contained in the staff report.

The motion was approved unanimously.

GOVERNING BODY REPORTS:

City Manager Report

1. Police Monthly Activity Report for September
 - a. **Dave Millheim** asked that the Council be aware of the strong concerns that the City, Chief Smith and Chief Hansen have regarding potential public safety study the County is initiating.
2. Storm Drainage Issue
 - a. This will be on a future agenda, but there is a storm drainage issue that needs to be corrected near the Ritz property.
3. Fiber Optic Survey
 - a. The City will initiate a survey to gauge the interest of residents related to fiber optics. The results will be brought back to the Council for action.
4. Senator Adams and Pluralsight
 - a. **Dave Millheim** stated that Senator Adams is upset that Pluralsight is moving and is questioning why state training credits are given to companies that then move to other cities. Staff will keep the Council informed of any meetings or discussions regarding the Pluralsight move.

Mayor Talbot & City Council Reports

Councilmember Cory Ritz

Cory Ritz stated that he had attended a mosquito abatement training, but had no other updates to report.

Councilmember Doug Anderson

No updates to report.

Councilmember Brett Anderson

No updates to report.

Councilmember Brigham Mellor

No updates to report.

Mayor Jim Talbot

Jim Talbot explained the funding request from Davis Technical College. They are planning to build a new nursing building and are looking for a financial commitment from neighboring cities. They will eventually ask the Legislature for additional funding, but want to be able to show strong commitments before making that request.

Motion

Doug Anderson moved that the City donate \$5,000 to Davis Technical College for costs related to their new healthcare building. **Cory Ritz** seconded the motion which was approved unanimously.

ADJOURNMENT

Motion:

At 10:35p.m., **Brigham Mellor** moved to adjourn the meeting with no objection.

Holly Gadd, City Recorder



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Neil Miller, Parks and Recreation Director

Date: November 7, 2017

SUBJECT: Raise tennis court reservation fees, and implement pickleball court rental fees.

RECOMMENDATION

To raise tennis court rental fees from \$2 per hour and half, \$8 all day or \$2 per person for league play. We would like to raise the court fees to \$10 per two hours.

To implement outdoor pickleball court fees for reserving two of the eight courts at the cost of \$10 per two hours per court.

To also add these fees to the city fee schedule.

BACKGROUND

With the new opening of the outdoor pickleball courts opening we are looking to structure our fees in a way that they are corresponding. This is what has lead us to look at the tennis court reservation fees.

For the past ten plus years the tennis court fees have been at \$2 per court per hour and half, \$8 all day or \$2 per person for league play. When tennis players have been coming to rent the courts regardless of league play or not, they have been paying \$2 per court per hour and half even if they are playing league play. This is why we are recommending that we go to a flat rate.

After researching how cities run their outdoor pickleball courts we are recommending that we would reserve two of the outdoor pickleball courts on a regular basis for the fee of be \$10 per two hours per court. The other six courts would be left for open play.

To keep in accordance with the pickleball courts we would like to change tennis court reservation fees to \$10 per court per two hours.

Respectfully Submitted

Neil Miller
Parks and Recreation Director

Review and Concur

Keith Johnson
Assistant City Manager

RESOLUTION NO. _____

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL AMENDING THE
CONSOLIDATED FEE SCHEDULE RELATED TO RENTAL FEES FOR
TENNIS COURTS AND PICKLEBALL COURTS**

WHEREAS, the City Council has reviewed the Consolidated Fee Schedule and has determined that the same should be amended as provided herein; and

WHEREAS, the City Council, upon recommendation from the City's Administrative staff, has determined that amendment of the consolidated fee schedule is necessary to implement rental fees for tennis courts and pickleball courts.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
FARMINGTON CITY, STATE OF UTAH:**

Section 1. Amendment. The Farmington City Consolidated Fee Schedule is hereby amended to include the rental fees for tennis courts and pickleball courts. See exhibit "A" attached.

Section 2. Severability. If any section, clause or provision of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, ON THIS 5TH DAY OF DECEMBER, 2017.**

FARMINGTON CITY

ATTEST:

Holly Gadd
City Recorder

By: _____
H. James Talbot
Mayor

Exhibit "A"

Diamond Membership

	<u>Resident*</u>	<u>Non-Res.</u>
Family membership to the City Pool & Gymnasium	\$ 400.00	\$ 500.00

**Family Passes are for Immediate family living in the same household. Family passes are for up to 5 members. Each additional member is \$10

*Residents must show proof of residency in order to receive the resident rate. Valid Drivers license is the best method for proof of residence.

Facility Rental Prices

	<u>Resident*</u>	<u>Non-Res.</u>
Full Basketball Courts (N/S)	\$80.00/hr.	\$100.00/hr.
1/2 Basketball Court (E/W)	\$30.00/hr.	\$50.00/hr.
Multi Purpose Room	\$20.00/hr.	\$40.00/hr.
Tennis Courts	\$10.00/2hrs.	\$10.00/2hrs.
Pickleball Courts	\$10.00/2hrs.	\$10.00/2hrs.

Additional Fees

	<u>Resident*</u>	<u>Non-Res.</u>
Ipod, CD or mic. Hook up	\$ 10.00	\$ 20.00
Microphone (headset)	\$ 5.00	\$ 10.00

Reservations for the entire gym **MUST** be reserved one month in advance and cannot be reserved during peak hours or Farmington City Parks and Recreation program nights. There may be an extra charge based upon capacity and equipment needed. Reservations must be approved by the Farmington City Parks and Recreation gymnasium manager. Any questions for facility reservations must be directed to the gymnasium manager.

F. BUSINESS LICENSING

Timing of Payment

Payments on licensing renewals are due by January 31 of each year or at the time of a new license being issued during the year.

***Business Licensing Fees:**

Basic Business License Fee		
a. Small Commercial (under 10,000 sqft including outdoor sales area)	\$	125.00
b. Medium Commercial (10,000 to 40,000sqft including outdoor sales area)	\$	200.00
c. Large Commercial (over 40,000 sqft including outdoor sales area)	\$	300.00
Home Occupation License Fee		
a. Pre-school (Impactful, requires annual fire inspection)	\$	75.00
b. Day-Care (Impactful, requires annual fire inspection)	\$	75.00
c. Requested (non-impactful per home business owner's request)	\$	20.00
Temporary Business License Fee	\$	50.00



FARMINGTON CITY

H. JAMES TALBOT
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JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL
DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Neil Miller, Parks and Recreation Director
Dailee Gardner, Recreation Coordinator/Gymnasium Manager

Date: November 8, 2017

SUBJECT: CHANGE SOCCER REGISTRATION 2018

RECOMMENDATION

To change soccer registration for Farmington residents from \$30.00 to \$40.00, and nonresidents \$40.00 to \$50.00 by requiring seasonal jersey purchase eliminating dual season sign up, and to amend the city fee schedule to reflect the same.

BACKGROUND

In years past we have charged Farmington residents \$30.00 to register for soccer. With their registration each had the option to purchase a reversible soccer jersey whose design has been unchanged from season to season. The jersey was an additional \$10.00. In our most recent season approximately 50% of our registered participants opted to include jersey purchase with their soccer registration. It is recommended that in the future all registrations should include the purchase of a "season specific" jersey.

Part of the reason for the change is that recently it has come to our attention that several people have been playing for Farmington teams without properly registering or signing our required participation waiver.

By way of information for the Mayor and Council, neighboring recreation program's soccer fees are as follows:

- Kaysville- \$55.00-\$80.00
- Bountiful- \$42.00-\$62.00
- AYSO- \$42.50

Respectfully Submitted

Neil Miller
Parks and Recreation Director

Review and Concur

Keith Johnson
Assistant City Manager

RESOLUTION NO. _____

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL AMENDING THE
CONSOLIDATED FEE SCHEDULE RELATED TO SOCCER REGISTRATION
FEES**

WHEREAS, the City Council has reviewed the Consolidated Fee Schedule and has determined that the same should be amended as provided herein; and

WHEREAS, the City Council, upon recommendation from the City's Administrative staff, has determined that amendment of the consolidated fee schedule is necessary to amend the soccer registration fees.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
FARMINGTON CITY, STATE OF UTAH:**

Section 1. Amendment. The Farmington City Consolidated Fee Schedule is hereby amended to include the increased fees for soccer registration and eliminate the combined Fall and Spring fees. See exhibit "A" attached.

Section 2. Severability. If any section, clause or provision of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, ON THIS 5TH DAY OF DECEMBER, 2017.**

FARMINGTON CITY

ATTEST:

Holly Gadd
City Recorder

By: _____
H. James Talbot
Mayor

Exhibit "A"

	<u>Resident</u>	<u>Non-Res.</u>	<u>Late Fee</u>
Jr. Jazz	\$ 50.00	\$ 60.00	
Kindergarten - 2nd Grade	\$ 50.00	\$ 60.00	
3rd - 6th Grade	\$ 55.00	\$ 70.00	
7th - 12th Grade	\$ 55.00	\$ 70.00	
Team Registration	\$ 375.00	\$ 375.00	
Adaptive Jr. Jazz	\$ 25.00	\$ 30.00	
Little Tykes	\$ 40.00	\$ 55.00	
Summer Fun	\$ 50.00	\$ 60.00	
Football	\$ 175.00	\$ 210.00	

(Football requires a \$50.00 deposit for equipment)

Soccer			
Fall only	\$ 40.00	\$ 50.00	
Spring only	\$ 40.00	\$ 50.00	
Combined Fall & Spring	\$ 54.00	\$ 64.00	

	<u>Resident</u>	<u>Non-Res.</u>	<u>Late Fee</u>
Baseball			
T-Ball			
4 -5 yrs. (8 games)	\$ 40.00	\$ 50.00	
Shetland			
6 yrs. (8 games)	\$ 45.00	\$ 55.00	
Pinto			
7 - 8 yrs. (8 games)	\$ 50.00	\$ 65.00	
Mustang			
9 - 10 yrs. (10 games)	\$ 65.00	\$ 80.00	
Bronco			
11 - 12 yrs. (12 games)	\$ 80.00	\$ 95.00	
Pony			
13 - 14 yrs. (12 games)	\$ 110.00	\$ 125.00	
Colt			
15 - 18 yrs. (12 games)	\$ 120.00	\$ 135.00	

	<u>Resident</u>	<u>Non-Res.</u>	<u>Late Fee</u>
Softball			
T-Ball			
5 yrs.	\$ 40.00	\$ 50.00	
Coach Pitch			
6 yrs.	\$ 40.00	\$ 50.00	
Coach Pitch			
8 & Under	\$ 50.00	\$ 65.00	
Real Softball w/a twist			
10 & Under	\$ 55.00	\$ 70.00	
Fast Pitch			
12 & Under	\$ 65.00	\$ 80.00	
Fast Pitch Jr. High	\$ 65.00	\$ 80.00	

CITY COUNCIL AGENDA

For Council Meeting:
December 5, 2017

S U B J E C T: City Manager Report

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
December 5, 2017

S U B J E C T: Mayor Talbot & City Council Reports

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